

AMENDING OFFICIAL ZONING MAP

SOUTHWEST QUADRANT OF CHURCH STREET AND FIELDS STREET

BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from RS-9 Residential Single Family to Conditional District – Neighborhood Business (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the western right-of-way line of Church Street, said point being the northeast corner of Woods as recorded in Deed Book 3012, Page 244 in the Office of the Guilford County Register of Deeds; thence along Woods' northern line S72°54'28"W 160.79 feet to a point; thence N02°50'00"E 110.21 feet to a point in the southern right-of-way line of Fields Street; thence along said southern right-of-way line S86°31'59"E 110.74 feet to a point; thence S03°29'21"W 3.02 feet to a point; thence S86°24'44"E 5.01 feet to a point; thence along a curve to the right a chord bearing and distance S53°43'14"E 21.64 feet (arc: 22.87 feet) to a point in the western right-of-way line of Church Street; thence along said western right-of-way line S21°06'44"E 42.86 feet to the point and place of BEGINNING.

Section 2. That the rezoning of RS-9 Residential Single Family to Conditional District – Neighborhood Business is hereby authorized subject to the following use limitations and conditions:

- 1) All uses permitted in the NB zoning district.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on July 21, 2006.